

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22100

Property Information

property address: 304 E 23RD ST  
legal description: CITY OF BRYAN, BLOCK 29, LOT 2-3 (PTS OF)  
owner name/address: RUFFINO FAMILY  
LIMITED PARTNERSHIP  
601 S GORDON ST  
BRYAN, TX 77802-1236  
full business name: Volant Land  
land use category: Vacant type of business: \_\_\_\_\_  
current zoning: C-2 occupancy status: Vac  
lot area (square feet): 3819 frontage along Texas Avenue (feet): \_\_\_\_\_  
lot depth (feet): 355 sq. footage of building: \_\_\_\_\_  
property conforms to:  min. lot area standards  min. lot depth standards  min. lot width standards  
7055 ft.

Improvements

# of buildings: 1 building height (feet): ✓ # of stories: \_\_\_\_\_  
type of buildings (specify): \_\_\_\_\_  
building/site condition: Ø  
buildings conform to minimum building setbacks:  yes  no (if no, specify) n/a  
approximate construction date: \_\_\_\_\_ accessible to the public:  yes  no  
possible historic resource:  yes  no sidewalks along Texas Avenue:  yes  no  
other improvements:  yes  no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

yes  no  dilapidated  abandoned  in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested?  yes  no (specify) \_\_\_\_\_

Off-street Parking n/a

improved:  yes  no parking spaces striped:  yes  no # of available off-street spaces: \_\_\_\_\_  
lot type:  asphalt  concrete  other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use:  yes  no  
overall condition: \_\_\_\_\_  
end islands or bay dividers:  yes  no landscaped islands:  yes  no

**Curb Cuts on Texas Avenue** *NA*

how many: \_\_\_\_\_ curb types:  standard curbs  curb ramps curb cut closure(s) suggested?  yes  no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements:  yes  no meet opposite separation requirements:  yes  no

**Landscaping**

yes  no (if none is present) is there room for landscaping on the property?  yes  no  
comments: *near empty lot*

**Outside Storage**

yes  no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)  
dumpsters present:  yes  no are dumpsters enclosed:  yes  no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
 yes  no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A*  yes  no

if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_

*NA*  
accessible to alley:  yes  no

**Other Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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